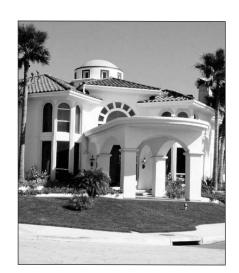


Housing

Chula Vista's housing inventory includes a wide range of rental and ownership opportunities from affordable housing developments to multi-million dollar homes. Although home values have increased significantly in the past five years throughout California, Chula Vista has maintained a competitive edge in home pricing compared to other municipalities in the county. The city is recognized for providing outstanding services and amenities to its residents which makes Chula Vista a very desirable address. Through the City's Growth Management Ordinance, new home construction is annually limited based on "threshold standards" related to public services and other quality of life factors assuring that residents live in convenient, accessible and well serviced neighborhoods.



CHULA VISTA SALES TRENDS

Sales data includes zip codes 91910, 91911, 91913, 91914 and 91915 for both new and resale homes.

Total Homes Sold Total Homes Sales Value	2005 2,814 \$1.6 billion	2004 2,898 \$1.5 billion	2003 3,393 \$1.1 billion	2002 2,354 \$729.3 million	2001 1,476 \$370.4 million
Single-Family Detached # of homes sold Average Sale Price Total Sales Value	1,905	2,076	2,262	1,663	1,012
	\$663,487	\$586,095	\$439,258	\$352,036	\$293,318
	\$1.2 billion	\$1.2 billion	\$856.6 million	\$574.4 million	\$288.2 million
# of homes sold	909	822	1131	691	464
Average Sale Price	\$405,782	\$368,789	\$282,663	\$234,755	\$191,539
Total Sales Value	\$358.7 million	\$295.9 million	\$253.4 million	\$154.9 million	\$82.2 million
SOLIPCE: San Diogo County's Ros	rional Multiple Lictin	g Sarvica			

SOURCE: San Diego County's Regional Multiple Listing Service

REGIONAL HOUSING COST COMPARISONS 2005						
	Single Family Detached Homes	Single Family Attached Homes	1 to 3+ Bedrooms			
	Average Sale Price	Average Sale Price	Average Rental Rate			
Chula Vista	\$663,487	\$405,782	\$838 - \$1367			
El Cajon	\$574,060	\$316,833	\$787 - \$1345			
Escondido	\$551,505	\$316,270	\$877 - \$1119			
Oceanside	\$570,537	\$375,836	\$738 - \$1466			
Poway	\$852,561	\$407,731	\$825 - \$1537			
Carlsbad	\$834,867	\$498,539	\$850 - \$1910			
Bonita*	\$840,256	\$349,185	\$1041 - \$1512			

^{*} Bonita is located partially in the City of Chula Vista and partially in San Diego County.

SOURCES: San Diego County's Regional Multiple Listing Service and San Diego County Apartment Association